

113.A

0008

0089.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
812,300 / 812,300
812,300 / 812,300
812,300 / 812,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:	89
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Owner 1: ZHU JUN YING &

Owner 2: LI YU

Owner 3:

Street 1: 89 NEWLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LEHN JEAN-SEBASTIEN & -

Owner 2: GAO LAN -

Street 1: 89 NEWLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Clapboard Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8127																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	812,300			812,300		311549
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18

Source: Market Adj Cost Total Value per SQ unit /Card: 378.69 /Parcel: 378.69 Entered Lot Size Total Land: Land Unit Type:

Parcel ID 113.A-0008-0089.0

!15749!

USER DEFINED

Prior Id # 1:	72753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	21:18:11
LAST REV	
Date	Time
08/15/18	14:00:09
danam	
15749	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	812,300	0	.	812,300		Year end	12/23/2021	
2021	102	FV	789,200	0	.	789,200		Year End Roll	12/10/2020	
2020	102	FV	777,700	0	.	777,700	777,700	Year End Roll	12/18/2019	
2019	102	FV	684,700	0	.	684,700	684,700	Year End Roll	1/3/2019	
2018	102	FV	607,500	0	.	607,500	607,500	Year End Roll	12/20/2017	
2017	102	FV	555,300	0	.	555,300	555,300	Year End Roll	1/3/2017	
2016	102	FV	555,300	0	.	555,300	555,300	Year End	1/4/2016	
2015	102	FV	534,200	0	.	534,200	534,200	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEHN JEAN-SEBAS	131-107		8/20/2014		590,000	No	No		
MAHONEY WILLIAM	110-38		11/9/2009		510,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Measured	DGM	D Mann
4/29/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																		
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2 - Clapboard				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 2 - Hip				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frpl: 1	Rating: Very Good			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2															
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G11	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 3	Baths: 2	HB: 1											
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3												
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Additions:															
Prim Int Wal: 2 - Plaster				Functional:		%		Kitchen:															
Sec Int Wall:		%		Economic:		%		Baths:															
Partition: T - Typical				Special:		%		Plumbing:															
Prim Floors: 3 - Hardwood				Override:		%		Electric:															
Sec Floors:		%		Total:	4.6 %			Heating:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	3												
Subfloor:				Basic \$ / SQ: 305.00																			
Bsmnt Gar:				Size Adj.: 1.13951039				COMPARABLE SALES															
Electric: 3 - Typical				Const Adj.: 0.99980003				Rate	Parcel ID	Typ	Date	Sale Price											
Insulation: 2 - Typical				Adj \$ / SQ: 347.481																			
Int vs Ext: S				Other Features: 114753																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 5 - Steam				NBHD Inf: 0.89999998																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 851499																			
% Com Wal	% Sprinkled			Depreciation: 39169					Juris. Factor: 1.00	Before Depr: 344.01													
				Depreciated Total: 812330					Special Features: 0	Val/Su Net: 378.69													
									Final Total: 812300	Val/Su SzAd: 378.69													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.A-0008-0089.0												SUB AREA							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
More: N	Total Yard Items:				Total Special Features:				Total:														
SUB AREA DETAIL																							
IMAGE																							
AssessPro Patriot Properties, Inc																							